

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

LOCATION - BLOCK B



101 The Blackfriars Foundry
156 Blackfriars Road
London SE1 8EN
Tel: 020 3355 0775
www.kdsassociates.co.uk

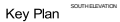


1

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - West Elevation									
DATE / DRAWN BY 27/10/20 ZZK								SCALE 1 : 100	
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS-BB-XX-DR-A-68-2006							C1		

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

LOCATION - BLOCK B



KDS ASSOCIATES LTD
DESIGN • ARCHITECTURE • MANAGEMENT • CONSULTANTS

1

FOR CONSTRUCTION

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - South Elevation									
DATE / DRAWN BY 12/10/20 ZZK							SCALE 1 : 100		
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS-BB-XX-DR-A-68-2005							C1		

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

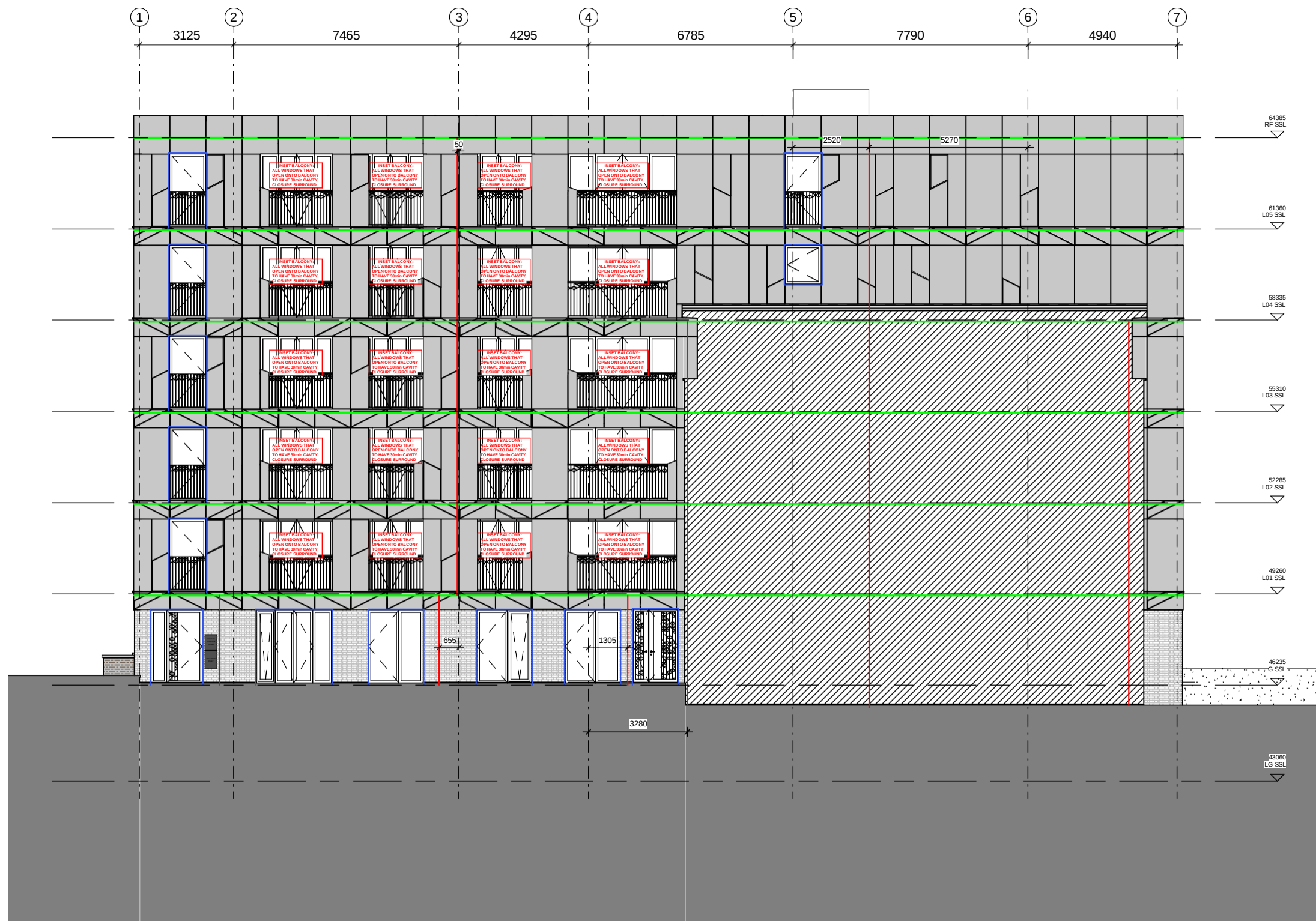
LOCATION - BLOCK B

WORK EDUCATION

Key Plan



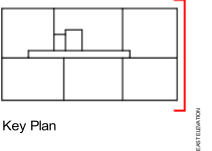
PROJECT / DRAWING TITLE Hornsey Town Hall				
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - North Elevation				
DATE / DRAWN BY 12/10/20 ZZK			SCALE 1 : 100	
PROJECT NO 3596-KDS	ZONE BB	LEVEL XX	TYPE DR	REV C1



1 Fire Strategy - ELEVATION - North
1 : 100

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

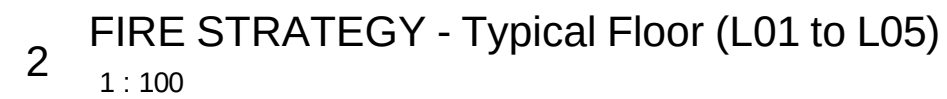
LOCATION - BLOCK B



Architectural section drawing of a building facade. The drawing shows a multi-story structure with a central section highlighted in pink hatching, labeled "SHEAR WALL EXTENT". The drawing includes various structural details, including columns, beams, and walls. Dimensions are provided for the overall width (1600, 6425, 1750, 6425, 1600) and the shear wall extent (7050, 6450, 500). The drawing also shows a cross-section of a wall with a vertical reinforcement bar (64385 RF SSL) and a horizontal reinforcement bar (64385 L04 SSL). The drawing is labeled with various structural details and dimensions.

1 Fire Strategy - ELEVATION - East
1 : 100

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - East Elevation									
DATE / DRAWN BY 27/10/20 ZZK								SCALE 1 : 100	
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS-BB-XX-DR-A-68-2003							C1		

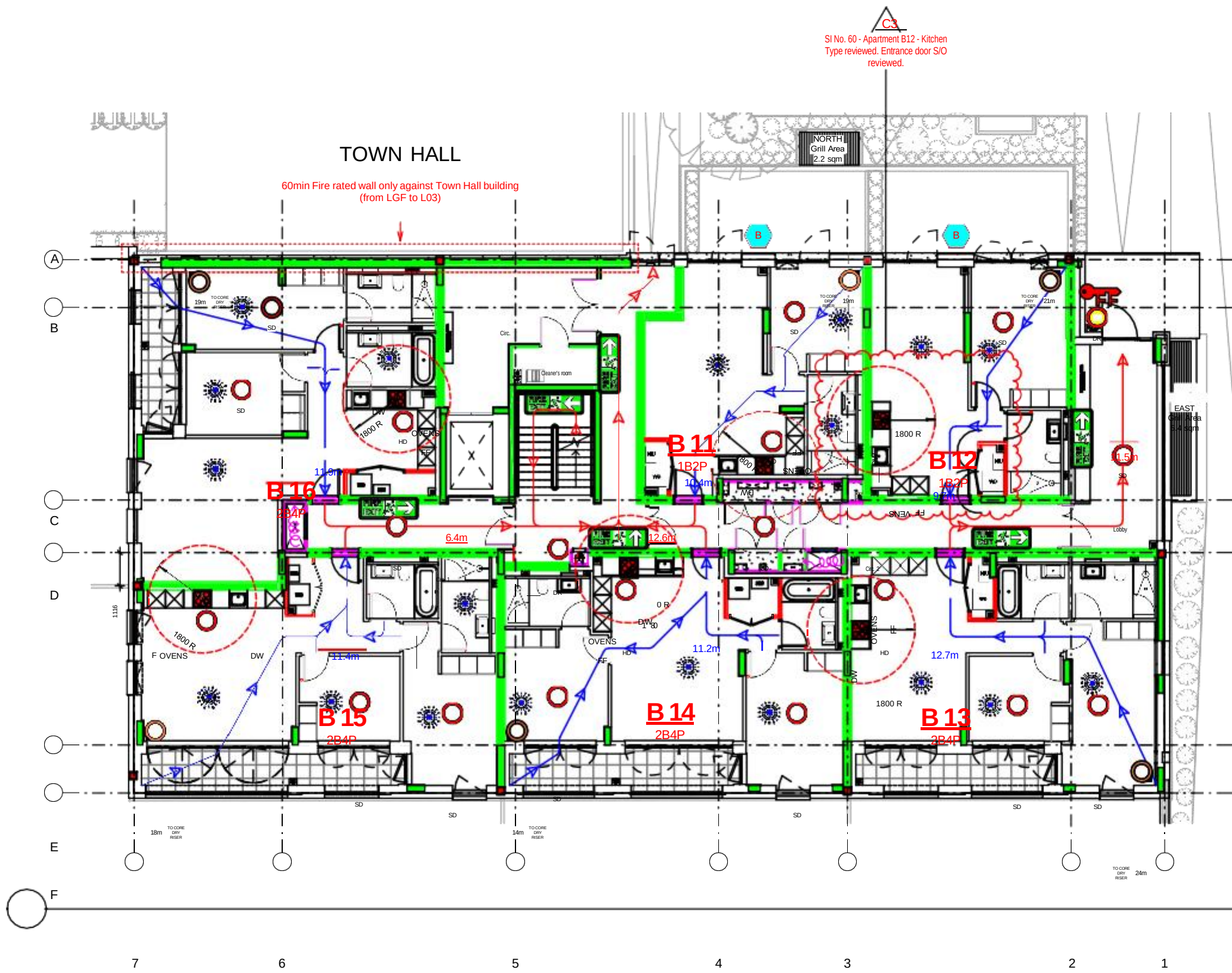


The image contains two logos. On the left is the logo for Ardmore Group, featuring a stylized red and blue 'A' shape above the text 'Ardmore GROUP'. On the right is the logo for KDS Associates Ltd, featuring the text 'KDS ASSOCIATES LTD' in large, bold, serif capital letters, with 'DESIGN • ARCHITECTURE • MANAGEMENT • CONSULTANTS' in smaller, sans-serif capital letters below it.

FOR CONSTRUCTION

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - Typical Level									
DATE / DRAWN BY 20/12/17 MD								SCALE 1 : 100	
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS-BB-XX-DR-A-68-2002							C2		

C:\Users\francisco.fanara\Documents\HTH Block B CENTRAL STAGE4_V3 - francisco.fanara@kdsassociates.co.uk.rvt 12/04/2022 09:51:36



1 FIRE STRATEGY - Ground Floor
1 : 100

■	PARTY WALL FIRE BREAK
DR	DRY RISER INLET POSITION
RO	DRY RISER OUTLET POSITION
STAIRCASE AOV (1.0m2)	
SD	POSITION AND NUMBER OF SMOKE DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
HD	POSITION AND NUMBER OF HEAT DETECTORS TO M+E DRAWINGS AND SPECIFICATIONS
FF	FIRE FIGHTING DOOR / GATE OVERRIDING KEY (GERDA LOCK OSA)
COOKER	COOKER LOCATION INDICATING (1800 ZONE)
B	BALCONY BEACON/ FLASHING - IN ACCORDANCE WITH BS 5839-6
FD 30	FD 30 FIRE DOOR
FD 30S	FD 30S FIRE DOOR
FD 60	FD 60 FIRE DOOR
FD 60S	FD 60S FIRE DOOR
FD 120S	FD 120S FIRE DOOR
FD 20	FD 20 (20MIN FIRE DOOR WITH INTUMESCENT STRIP TO LEADING EDGE)
30 MINS	30 MINS FIRE RATED WALL
60 MINS	60 MINS FIRE RATED WALL
120 MINS	120 MINS FIRE RATED WALL
20.0m	ESCAPE LENGTH TO FRONT DOOR (20m MAX)
PRIMARY	PRIMARY DIRECTION OF ESCAPE
OPEN PLAN	OPEN PLAN BEDROOM ESCAPE LENGTH
EXIT	FIRE ESCAPE SIGNAGE
45m	FIRE HOSE FROM DRY RISER OUTLET MAX LENGTH OF HOSE IN METERS (45m MAX)
SPRINKLER	FIRE SPRINKLER (POSITION INDICATIVE OF SPRINKLER SYSTEM TO BE INSTALLED IN THE ROOM)
IMPULSE FAN	IMPULSE FAN
MECHANICAL SMOKE EXTRACT	MECHANICAL SMOKE EXTRACT

© KDS & Associates Ltd
No part of this drawing may be reproduced without written consent.
All contractors must visit site and be responsible for taking and checking all dimensions relating to this work.
Do not scale from this drawing.

REVISION NOTES			
NO.	DESCRIPTION	DATE	NAME
P1	PRELIMINARY ISSUE	18/10/19	FF
C1	ISSUED FOR CONSTRUCTION	06/03/20	CM
C2	All riser doors changed from FD60 to FD60s fire rating	27/04/21	ZZK
C3	Updated as per ACL site instruction n.60	19/04/22	FF

ARDMORE CONSTRUCTION LTD.
6 WHARF STUDIOS,
28 WHARF ROAD,
LONDON, N1 7GR
TEL: 0208-344 0300
www.ardmoregroup.co.uk

KDS ASSOCIATES LTD
DESIGN • ARCHITECTURE • MANAGEMENT • CONSULTANTS
101 The Blackfriars Foundry
156 Blackfriars Road
London SE1 1RN
Tel: 020 3055 0775
www.kdsassociates.co.uk

FOR CONSTRUCTION

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - Ground Level									
DATE / DRAWN BY 20/12/17 MD								SCALE 1 : 100	
PROJECT NO 3596-KDS		ZONE BB	LEVEL GF	TYPE DR	ROLE CLASS A	DR. NO. 68-2001	REV C3		

exaprojects

TRANSPORT, TRAVEL AND COMMUNITY

CYCLING AND WALKING

CYCLING

Cycling is a great way to get around London. Cycling in Central London is becoming easier with an increasing number of hire bikes available and bike highways being developed.

Barclays Cycle Hire offers short-term hire bikes around London. There are over 700 bike docking stations. Your closest bike docking station is at Santander Cycles: Allington Street, Victoria. It has 27 bikes/docks. Registered users pay £2 for an unlimited number of journeys within any 24-hour period, as long as each journey is under 30 minutes.

Your nearest cycling shop for advice, repairs and purchases is Future Cycles Shop, 314 Park Rd, Muswell Hill, London N8 8LA

WALKING

Including some walking in your daily commute is a great way to keep active and stay healthy.

Walk it is a web-based walking-route planner which aims to increase the number of people walking around the country. Information on walking events, walking to work or school, or walking for health can be found on the website at <https://walkit.com>

Walk 4 Life is another web-based programme which helps you to find at least 10 organised walks and walking events in your area. The programme, run by Walk England, aims to promote healthy and active lifestyles. There is more information on the website at www.walkengland.org.uk

PUBLIC TRANSPORT

BUSES

Your local bus services and routes are set out below. For timetables and a route map, see the Transport for London website at www.tfl.gov.uk.

Service	Route
ROUTE W7: Metroline	Muswell Hill Broadway - Finsbury Park Station.
NIGHT BUS N91: Metroline	Cockfosters Station - Trafalgar Square.

ROUTE 41: Arriva London	Tottenham Hale Station - Archway Station.
ROUTE 91: Metroline	Crouch End, Elmfield Avenue - Trafalgar Square.
ROUTE W3: Arriva London	Northumberland Park Station - Park Station.
ROUTE W5: CT Plus	Harringay Sainsbury's, Endymion Road - Archway Station.

TRAINS AND TUBES

Your nearest train and tube stations are set out below, along with the facilities available and opening times.

Station	Contact details	Opening times	Common destinations served or tube lines	Facilities
Finsbury Park	Address: Finsbury Park Underground Station London Underground Ltd. Wells Terrace London N4 3JU Phone: 0800 138 1018	Monday - Sunday 07:00 - 22:00 The assisted helpline is not available on Christmas Day.	Piccadilly	ATM Machine Public Wi-Fi Refreshment facilities Toilets Waiting Rooms
Crouch Hill	Address: Crouch Hill station Crouch Hill Stroud Green Greater London N4 4AU Phone: 0345222123	Monday - Friday 05:50 - 00:33 Saturday 06:10 - 00:36 Sunday 08:50 - 00:21	-	-
Harringay Green Lanes station	Address: Green Lane	Monday, Tuesday, Wednesday, Thursday, Friday 05:47 -		Refreshment facilities Shops

exaprojects

	Harringay Greater London N4 1DR	00:30 Saturday 06:15 - 00:33 Sunday 08:50 - 00:18		
--	------------------------------------	---	--	--

CAR PARKING AND SHARING

The following car parks are nearby.

Location	Opening times	Price	Number of spaces
Muswell Hill, London N10 3QN	Mon to Sat 8am – 6.30pm	1.25 £ /hour	90
3 Shepherd's Hill, London N6 5QJ	24 h	Mon- Fri 7£/day Sat – Sun 3£/day	30
Bury Road Wood Green N22 6JA	Mon to Sat 8am - 8.15pm Sunday 11am – 5.15pm	Up to 1.25£/hour	500
20 Pelham Rd, London N22 6LW	6am – 1.30am	2£/h	1200

ELECTRIC CAR CHARGING POINTS

Electric cars are becoming more popular as they offer a range of financial, performance and environmental benefits compared to petrol and diesel engines. Electric car charging points have been installed in the communal car parks of your home to provide convenient charging solutions for electric car owners, helping to reduce environmental pollution and save you money. Charging points play an important role in promoting sustainable transportation development.

Electric car charging points are available on the lower ground floor of the car park of Block A, 4 of these located in disabled car parking bays.

Five external charging points are also provided. Three of these are in the car park directly behind the Town Hall, while two are located behind Hornsey Library.

The car charging points are provided by Project EV.

Regular maintenance of the ports will be undertaken by the Building Owner. If you notice any issues or believe a charging point requires a repair, contact Far East Consortium Limited 020 3370 6804 Direct.

AMENITIES AND PLACES OF INTEREST

You can find information on your local amenities, including places of interest, below.

Your nearest...	Name	Contact details	Distance
Supermarkets	Tesco Express	Address: 25 The Broadway, London N8 8DU Phone: +443450269248	Walk- 5 min; 0.2 mile
Supermarkets	Waitrose	35-39 The Broadway, London N8 8DU	Walk – 5 min; 0,5 mile
Supermarkets	Co – op	21-23 The Broadway, London N8 8DU	Walk – 3 min ; 0,2 mile
Banks	Barclays Bank	Address: 8 The Broadway, London N8 9SX Phone: +443457345345	Walk – 4 min; 0.2 mile
Post office	Crouch End Post Office & UOE Store	Address: Crouch End Post Office, 28-29 Topsfield Rd, London N8 8QB Telephone: +442083654102	Walk – 7 min; 0.4 mile
Parks	Crouch Hill Park	Address: Crouch Hill, London N4 4AP	Walk – 12 min; 0,5 mile
Pubs	The Harringay Arms	Address: 153 Crouch Hill, London N8 9QH Phone: +442082454673	Walk – 4 min; 0,2 mile
Nurseries	Bright Horizons Crouch End Day Nursery and Preschool	Address: 113 Crouch Hill, London N8 9QN Phone: +442037807914	Walk – 7 min; 0.3 mile
Schools	Coleridge Primary School	Address: Crouch End Hill, London N8 8DN Phone: +442083403173	Walk – 10 min; 0.4 mile
Colleges	New River College	Address: 5 Elthorne Rd, Archway, London N19 4AB Phone: +442075272723	Bus W5 or Bus 41 – 20 min
Churches	Christ Church Crouch End Hill	Address: 34 Crescent Rd, London N8 8AX Phone: +442083401566	Walk – 8 min; 0.4 mile

exaprojects

Dentists	Crouch Hall Dental Care	Address: Crouch End Dental Practice, 70 Crouch Hall Rd, London N8 8HA Phone: +442078703111	Walk – 7 min; 0.3 mile
Opticians	Specsavers Opticians London - Crouch End	Address: 33 The Broadway, London N8 8DU Phone: +442083425080	Walk – 5 min; 0.3 mile
Gyms	My Gym Crouch End	Address: 2-4 The Broadway, London N8 9SN Phone: +447802724941	Walk – 4 min; 0.3 mile
Pharmacies	Boots	Address: 11 The Broadway, London N8 8DU Phone: +442083403892	Walk 2 min
Museums	Islington Museum	Address: 245 St John St, London EC1V 4NB Phone: +442075272837	Victoria line – 40 min
Restaurants	Paesan Crouch End	Address: 48c The Broadway, London N8 9TP Phone: +442083470900	<i>Walk 2 min</i>
Cafes	Harris + Hoole	Address: 9 The Broadway, London N8 8DU Phone: +442083476269	Walk 1 min
Allotments	Shepherds Hill Allotments	Address: Montenotte Rd, London N8 8RL Phone:	Car 5 min

exaprojects

APPENDICES

CERTIFICATES

Add HQM Certificate

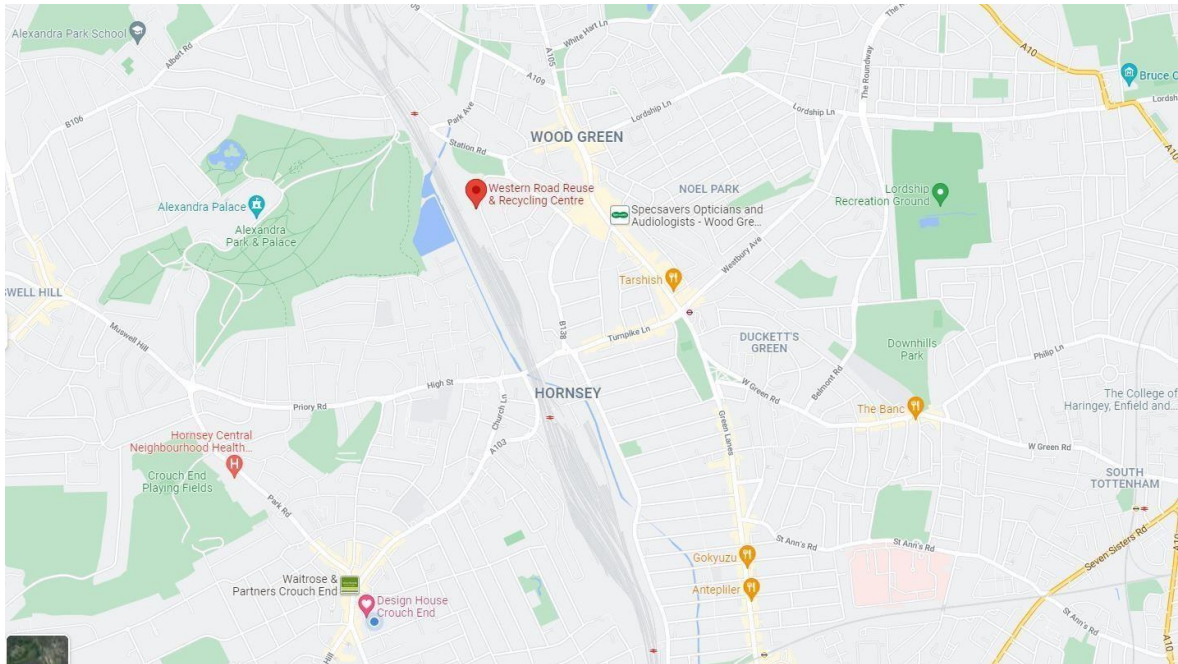
exaprojects

MANUALS

Manual title	Yes	No
Washing Machine	☒	☐
Dishwasher	☒	☐
Fridge – freezer	☒	☐
Oven	☒	☐
Extractor fan	☒	☐
Wine cooler	☒	☐
Hob	☒	☐
	☐	☐

exaprojects

MAP OF NEAREST RECYCLING FACILITIES



Katy Venables
Whitecode Consulting
26-27 The Hill
Northfleet
Gravesend
Kent
DA11 2EU

30 January 2023

Dear Katy

Re: Hornsey Town Hall - Aftercare

We hereby confirm our Aftercare Support Strategy for the residential development:

FEC will provide occupants with an initial visit to show them around their home on the first day of occupation. The home visit will include the following:

- Verbal confirmation of aftercare commitments as detailed in the aftercare part of their Home Information Pack.
- Introduction to the home information and quick start guide
- A date for the 4-6 week visit is arranged

FEC will also offer occupants the opportunity to have a home visit between the first 4 to 6 weeks of occupation. Where this visit is provided, the following will be included:

- Demonstration of ventilation (e.g. MVHR) and heating systems, and general advice of how to conserve energy including when to open windows, put the heating on, carry out maintenance etc.
- Demonstration of how to use and maintain low and zero carbon technologies (LZCT). This will also include guidance on how to easily check when LZCTs are working properly and the support available when they are not (e.g. MCS, warranties etc.)
- Demonstration of how to use any installed smart meters or other monitors and controls.

Remote support will be provided to occupants for the first 2 years by FEC following their occupation. This will be provided in the following formats:

- Helplines (e.g. troubleshooting service)
- Interactive communication links (e.g. online portal)
- Customer service
- Mobile app. based support.

Ardmore will attend to genuine defects, as per their contractual obligations, during the 12-months warranty period.

Occupants will also have on-site support for the first 2 years, provided by FEC, following their occupation. This will include:

- Call-out service
- Ongoing maintenance and management arrangements
- Periodic walkabouts
- Resident on-site attendance.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Alison Boulter

Alison Boulter

Senior Customer Service Manager